

**TOWN OF ROCKY HILL
PLANNING & ZONING COMMISSION
AGENDA OF
REGULAR MEETING OF WEDNESDAY, JUNE 20, 2007
Amended June 15, 2007**

Town Hall, Council Room, Second Floor, 761 Old Main St., Rocky Hill, CT 06067

1. PUBLIC HEARING AT 6:30P.M.

- A.** Site Plan Application, **Corpridge Land Company, LLC c/o Farley White Interests**, proposing two four story office buildings of approximately 75, 264 square feet each at #150 and #250 Enterprise Drive (Lots 9-7 and 9-8 of Dividend Corporate Park now Corporate Ridge as modified) in an OP- Office Park Zoning District;
- B.** Liquor Permit Application. **Fei Chen (Fuji Steak House)**, proposing a full restaurant liquor permit for the Fuji Steak House, Unit, 397 Cromwell Ave., Hillview Plaza, in a C-Commercial Zoning District;

2. EXECUTIVE SESSION – Discussion of pending claims , Bond Distribution, Old Dividend Crossing Subdivision (Commission will proceed to Room 219, Conference Room)

3. CALL TO ORDER - IMMEDIATELY FOLLOWING CLOSE / RECESS OF PUBLIC HEARINGS

4. PUBLIC

5. ADOPT THE AGENDA

6. CONSENT AGENDA

- A.** Approve Minutes and Working Notes from May 16, 2007

7. AGENDA ITEMS

- A.** Proposed Accessory Apartment, **Joseph and Concetta DiStefano**, proposing to construct an accessory apartment of approximately 1008 square feet as part of a building addition to the single family home at 21 Applewood Lane in a R-20 Residential Zoning District which will be 23.33 % of the total dwelling when completed ;
- B.** Bond reduction/release Request for **Old Dividend Crossing Subdivision**, for improvements completed and per the Stipulated Judgment/Town Attorney, Rachel Drive and Nessa Way, and Old Dividend Road in a R-20 Residential Zoning District;
- C.** Site Plan Application, **Joanne Cornelio (Rocamora)**, proposing a 4,050 square foot warehouse building at 4 Evans Road in a BP- Business Park Zoning District;
- D.** Site Plan Application, **Corpridge Land Company, LLC c/o Farley White Interests**, proposing two four story office buildings of approximately 75, 264 square feet each at #150 and #250 Enterprise Drive (Lots 9-7 and 9-8 of Dividend Corporate Park now Corporate Ridge as modified) in an OP- Office Park Zoning District;
- E.** Liquor Permit Application. **Fei Chen (Fuji Steak House)**, proposing a full restaurant liquor permit for the Fuji Steak House, Unit, 397 Cromwell Ave., Hillview Plaza, in a C-Commercial Zoning District;
- F.** Site Plan Application/modification for **2301 Silas Deane LLC, c/o Lefoll & LeFoll**, proposing to add six (6) parking spaces to the property located at 2301 Silas Deane Highway in a C-Commercial Zoning District;
- G.** Discussion/Review of Soil Removal Permit #72-1, Russo Brothers (John Russo Trustee) – drainage issue

8. ANY OTHER BUSINESS

9. SUB-COMMITTEE REPORTS

- A. Regulation, Chair Tony DiLorenzo
- B. Signage, Chair Tony Colandrea

10. COMMUNICATIONS

11. APPROVE BILLS

12. ADJOURN

Dated in Rocky Hill, CT this 18th day of June, 2007

Rocky Hill Planning and Zoning Commission
Anthony DiLorenzo, Secretary